



Notice of Public Review Period And Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance proposes to adopt a Mitigated Negative Declaration. The proposed Mitigated Negative Declaration and Initial Study (reference number EAS13-00002) are available for PUBLIC REVIEW on the following matter:

Torrance Regional Transit Center (RTC) Project – EAS13-00002, CUP13-00032 & DIV13-00011

PROJECT DESCRIPTION: The RTC project consists of construction and operation of an approximately 17,800 sf regional transit center facility, of which approximately 3,100 sf would be allocated to ancillary transit oriented food and commercial services. The project also involves a conditional use permit for food and commercial services in the M-2 zone and the subdivision of two existing parcels into four parcels on an existing 15.06 acre site located in the M-2 Zone at the 465 Crenshaw Boulevard (APNs 7352-002-909 and 7352-002-910). A Mitigated Negative Declaration has been prepared pursuant to CEQA Guideline Section 15074.

DETERMINATION: The Initial Study prepared for the project shows that there is no substantial evidence in light of the whole record before the City that the project, with the proposed mitigation measures, may have a significant effect on the environment. . The City of Torrance proposes to adopt a Mitigated Negative Declaration.

PUBLIC COMMENTS: Public review of the Initial Study will commence on December 2nd, 2014 and will continue until 5:30 p.m. on January 2nd, 2015. Written comments on the proposed Mitigated Negative Declaration and Initial Study will be accepted during the public review period and may be directed to Gregg D. Lodan, AICP, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or Community_Development_Dept@TorranceCA.Gov.

COPIES FOR PUBLIC INSPECTION: The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Torrance City Clerk's Office and the Planning Counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center located at 3031 Torrance Boulevard. The proposed Mitigated Negative Declaration and Initial Study are also available for review at the City of Torrance Community Development Department Web-page (www.torranceca.gov/111.htm).

PUBLIC HEARING: The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearing January 7th, 2015 at 7:00 p.m. at City Council Chambers located at 3031 Torrance Boulevard, Torrance California. The Planning Commission will consider all written comments received during the public review period in making its determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing, and further, by the terms of Resolution No. 88-19, in addition to being subject to all other applicable statutes of limitations, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact Danny Santana, Senior Planning Associate, of the Community Development Department at (310) 618-5990.

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Gregg D. Lodan, AICP
Secretary, Planning Commission